

CAMPUS FEE ADVISORY COMMITTEE

February 09, 2007

MINUTES

ATTENDEES

Members: Bradley Webb Matt Keipper
 Khouloud Elmasri John Ly
 Tyler Morgan Michael Matthews
 David Ely Julie Messer
 Ethan Singer Linda Stewart
 Bill Boyd

Voting Alternates: Garrett Hazelton Michelle Adams

Non-Voting Member: Ray Rainer

Guests: Patricia Francisco
 Robert Schultz

Mr. Keipper chaired the meeting. The meeting was called to order at 2:02 p.m.

A motion was made by Mr. Webb and seconded by Mr. Matthews to approve the agenda. The motion passed unanimously.

Previous minutes were reviewed, corrected and approved.

Action Item: 2007/08 Housing Rates – Request presented at February 2, 2007 meeting

Ms. Adams made the motion to approve the action item. Ms Francisco answered a couple of questions from the previous meeting, one regarding RA to student ratio, which is 38 to 1. She also referred to current Aztec Corner residents. Now that leasing Aztec Corner is a solid deal, GMH will inform current residents of the upcoming changes via three different letters targeting specific groups. There will also be an information session for current residents at the end of February.

Mr. Hazelton asked how much of an increase the agreement stipulates – 5% per Ms Francisco; she added that the proposed rates are for the coming year for rent and services. Mr. Hazelton asked about the dollar difference students are to pay – Ms. Francisco and Mr. Schulz did not know how much students currently pay, but added that the new rent will cover the new services in addition to services currently provided. Aztec Corner residents will have a License Agreement with SDSU and they will pay the University. One of the benefits for students is that they will be able to pay their lease through Financial Aid; students will be able to move in without having to pay first and last deposit.

Mr. Boyd asked if all current Aztec Corner residents are students – Ms. Francisco responded that five of the current AC residents have renewed their leases and all five of them are students. She doesn't know how many of the current AC residents are students.

Mr. Morgan asked about the effective dates for the yearly lease – the Master Lease for the entire building runs August 1, 2007 - July 31, 2008. The students' leases will begin August 24, 2007 and end July 31, 2008 per Ms. Francisco. Mr. Tyler asked if there was to be a residence life program the entire year – Ms. Francisco responded that there will be RAs during the summer. Mr. Tyler added that if the lease ends in July, students will be trapped as to what they can do the next year. Ms. Francisco responded that returning residents can stay over if they are not problem residents, but if they want to move to another hall they would have to go to University Towers. If they were to go to Cuicacalli it would be until August 1st – 3 weeks without housing.

Mr. Ely asked about the income test requirement listed in the budget summary. Ms. Francisco responded that the income test requires that 25% of the bonded indebtedness be set aside in funds towards building maintenance and repairs, so that bond holders know that the building is kept in good repair. Mr. Ely mentioned that \$1.1 million is the 25% and noted that the current amount was \$1.8 million. Ms Francisco responded that the \$1.8 million is calculated by adding the \$1.1 million (income test) to the projected unallocated amount; this includes the 3% Housing is trying to get towards maintenance and repairs, which is approximately \$501,000. Housing has a 5 year maintenance and repair and tries to take one building offline every summer and do substantial work one building at a time. Ms. Francisco referred to the revised Aztec Corned Housing Fees. Associated Students has given Housing an annual amount, rather than the 9 month recreation fees; they have given a 25% discount on this fee.

Ms. Elmasri made the motion for an amendment to the main motion to approve only 3% for maintenance instead of 7% and 5% for Piedra Del Sol instead of 7%. The motion was seconded by Ms. Adams.

Mr. Singer asked about the dollar difference per room including versus not including the 4% increase – the difference would be approximately \$200 per room per year.

Mr. Keipper asked Ms Francisco to elaborate on the intended use of the 4% - part of the 7% proposed for maintenance and repairs. Ms. Francisco responded that they have cut on some expenses and put the savings back toward student development. Ms. Francisco expressed concern over only having the 5% increase for Piedra Del Sol, which will cover only salary increases, maintenance increases, but not residence hall increases. Ms. Elmasri said she made the motion for amendment based on the proposed budget allocations, i.e. \$2 million toward future development possibilities; Ms. Francisco responded that the amendment still does not recognize any of the increases.

Mr. Schulz stated that there are more residence halls now because prior students invested in developing those residence halls; there is always an extra cost to current students that will benefit future students.

Mr. Hazelton asked if the \$2 million were to be used towards development or just in case something comes up. Ms. Francisco responded that the master plan is open to opportunities and that it will be easier on students if Housing is ready with \$2 million set aside now to avoid having a bigger impact on students in the future. Ms. Francisco added that Housing needs development money to get drawings and plans to the point where bond is sold, which is the financing point.

Mr. Singer mentioned the major housing demand due to increased enrollments – FTES will be increasing from 2500 to 3500. The university has never shied from moving forward on the opportunity for housing. The \$2 million dollars will be used probably in the next 3 to 4 years to build more housing. About 65% of students come from out of state.

Ms. Elmasri asked how the \$2 million was calculated. Mr. Schulz responded that they know they will need at least \$2 million to get a planned project started in less than 5 years. The cost of getting to a set of bids ranges from \$4 to \$6 million; Housing would like to get a project started in less than 5 years.

Mr. Hazelton asked about overhead costs – Ms. Francisco responded that there would be no overhead costs to the university.

Ms. Elmasri expressed her objection to the fees, since in her opinion it would be more affordable to rent outside the university. Mr. Schulz responded that on-campus student housing is a bargain compared to renting outside where student life support is not provided. Also there is always a choice for students.

Mr. Keipper called a vote on the proposed amendment to the 2007/2008 housing rates. The proposed amendment failed.

Mr. Keipper then called a vote on the 2007/08 Housing Rates. Further discussion of the main motion followed.

Mr. Morgan stated that there would be one hall coordinators, but no more RAs. Ms. Francisco agreed, but added that the hall coordinator is a full time professional. Mr. Morgan also asked about residents' opinion about triples. Ms. Francisco responded that they are always in contact with RHA for resident feedback, but that they have not had focus groups and their surveys don't ask for opinions regarding triples.

Mr. Ly asked if there was a way to alleviate displacing residents. Mr. Schulz responded that they usually have a complete turnover every year, so displacing residents is not a true statement. Ms. Francisco added that most students gravitate towards the beach, some into mini-dorms, which is another reason more housing is needed.

Ms. Elmasri asked about plans for upperclassmen. Ms Francisco responded that the present plan is trying to identify what these students want.

Mr. Keipper called for a vote on the 2007/2008 Housing Rates. The majority voted in favor of the 2007/2008 Housing Rates; there was 1 objection and 2 abstentions. The motion carried.

Announcements

Mr. Ly: "Have a happy Valentine's day!"

ADJOURNMENT

Mr. Webb made a motion to adjourn the meeting, which was seconded by Ms. Adams. The meeting adjourned at 2:43 p.m.

The next meeting will be February 23 at 2:00 p.m. in SS 2640.